

6, 1729 34 Avenue SW
Calgary, Alberta

MLS # A2254239



\$549,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,808 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Finished, Partial		
Exterior:	Stone, Stucco, Wood Frame		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 717		
LLD:	-		
Zoning:	M-C1		
Utilities:	-		

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Located in the heart of sought-after Altadore, this 3 bedroom townhome offers over 1,800 sq ft of developed living space! The open main level lends itself to entertaining & presents hardwood floors & high ceilings, showcasing the living room with welcoming corner fireplace, dining area & lovely kitchen that's tastefully finished with granite counter tops, eating bar, plenty of storage & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 2 generously sized bedrooms, a 4 piece bath & laundry. On the third level, is the very spacious private primary retreat featuring a Juliet balcony, walk-in closet & 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Parking is a breeze with a double tandem garage. This stylish townhome is ideally located close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit & has easy access to the downtown core via 14th Street.